

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

Final Plat: Northridge Addition - Phase 2

Applicant(s): David Howell, Ashton Dallas Residential, LLC

DESCRIPTION:

85 Single-Family-5 lots on 23.3± acres on the east side of Teel Parkway 660± feet north of Eldorado Parkway. Zoned Single-Family 5. Neighborhood #49.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approving the variance for the temporary over-length cul-de-sac.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.
3. Staff approval of landscape and screening plans.
4. Final acceptance of Teel Parkway extension.

MH/sg

cc: David Howell 972-991-4649
Brian Umberger 972-380-2609
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3M

Final Plat: Northridge Addition - Phase 2

Applicant(s): David Howell, Ashton Dallas Residential, LLC

Description:

85 Single-Family-5 lots on 23.3± acres on the east side of Teel Parkway 660± feet north of Eldorado Parkway. Zoned Single-Family 5. Neighborhood #49.

Remarks:

The final plat shows 85 single-family lots developed to Single-Family 5 standards. All 85 lots have alley access. A six-foot masonry wall with three to six inch caliper trees planted on thirty-foot centers within 25 feet of additional right-of-way dedicated for screening and landscaping purposes will screen lots backing to Teel Parkway.

CONCERNS:

Access

Access is provided through Northridge Drive extending to the south through Northridge Addition, Phase 1 and directly from Teel Parkway to the east. A final plat for Teel Parkway was submitted with this final plat. That plat dedicates right of way for Teel Parkway to be extended to the north from Eldorado Parkway to the southern boundary of the site. This section of Teel Parkway must be in place to provide a second point of access to the phase. Approval of this final plat is therefore subject to the final acceptance of the proposed Teel Parkway extension.

Temporary Over-Length Cul-De-Sac

The subdivision ordinance states that the maximum length of a cul-de-sac shall be 600 feet. The western end of Brazos Drive is a temporary cul-de-sac that is over-length by 115± feet. A road will extend to the north from this cul-de-sac with the construction of future Northridge Addition, Phase 3; whereby eliminating the over-length cul-de-sac. The City Council, after recommendation by the Planning and Zoning Commission, may authorize a variance to the subdivision ordinance provided that the Council finds:

1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of the subdivision ordinance would deprive the applicant of the reasonable use of his or her land.

There are no special circumstances or conditions that deprive the applicant from reasonable use of the land.

2. That the variance or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

The over-length cul-de-sac will be eliminated with the extension of this street within Northridge Addition, Phase 3. The temporary over-length cul-de-sac is not detrimental to the public health, safety or welfare or injurious to other properties in the area.

3. That the granting of the variance or waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the subdivision ordinance.

The temporary over-length street does not prevent the orderly subdivision of adjacent property.

Although there are no special circumstances or conditions that deprive the applicant from reasonable use of the land, the over-length cul-de-sac is a temporary condition. Also, the fire department has reviewed the plat and does not believe the temporary over-length cul-de-sac presents an emergency circulation problem. Staff supports a variance for a temporary over-length cul-de-sac.

RECOMMENDation:

Staff recommends approval subject to:

1. City Council approving the variance for the temporary over-length cul-de-sac.
2. Additions and/or alterations to the engineering plans as determined by the Engineering Department.
3. Staff approval of landscape and screening plans.
4. Final acceptance of Teel Parkway extension.